

BILL NO. Z-67-05- 28

ZONING MAP ORDINANCE NO. Z- _____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. D-16.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a BlB District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836; and the symbols on the City of Fort Wayne Zoning Map No. D-16 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Of the Northwest Fractional Quarter of Section 31, Township 30 North, Range 13 East, Allen County, Indiana, THAT PART lying Northeastward of the right-of-way of U. S. Highway Nos. 27 and 33 and thereby bounded as in Deed Record 492, page 272, and Deed Record 492, pages 588-589, recorded; and Southwestward of the right-of-way of the public highway known as the Decatur Road and of the Fort Wayne & Springfield Railway Company and the Fort Wayne and Decatur Traction Company, as in Deed Record 319, page 166, recorded, and thereby bounded;

EXCEPTING therefrom the 3 acres Tract conveyed as in Deed Record 19, page 610, recorded, and by its South boundary defining the Northerly boundary of the Subject Tract; ALTOGETHER by metes & bounds described as follows, to-wit:

Commencing at the South corner of the aforementioned Exception, on the Range line, between Ranges 12 and 13 at a point situated

1020 feet, more or less, South of the Northwest corner of the Fractional Quarter Section aforesaid; thence running North 68 degrees East (7.60 chains - 501.6 feet) 550 feet, more or less, to the presently existing centerline of the said Decatur Road; thence Southeastward by a deflection right of 71 degrees to the long chord of a 2 degrees 45 minute, more or less, curve right along said Road centerline, a distance of 450 feet, more or less, to a point of tangency; thence continuing South 27 degrees East along said Road centerline on a line tangent to the preceding curve, a distance of 1080 feet, more or less; thence Southwestward by a deflection right of 60 degrees 30 minutes, more or less, a distance of 200 feet, more or less, to the Northeasterly right-of-way line of said U. S. Highway Nos. 27 and 33, as in Deed Record 492, page 272, and pages 483, 592, recorded; thence Northwestward along the aforesaid right-of-way line as situated 87 feet radially distance extrorosely concentric to a 0 degree 56 minute centerline curve left, a distance of 903.0 feet, more or less, to a point of tangency; thence continuing Northwestward along the said right-of-way line parallel to and 87 feet Northeastward of the line tangent to the aforesaid curve, a distance of 400.0 feet, more or less, to a point situated 100 feet, more or less, East of the Range line initially referred to; thence Northwestward, a distance of 300 feet, more or less, to a point situated 25 feet East of the said Range line; thence Westward on a line normal to the said Range line, a distance of 25 feet; thence Northward on and along the aforesaid Range line, a distance of 265 feet, more or less, to the place of beginning; containing 17.53 acres of land;

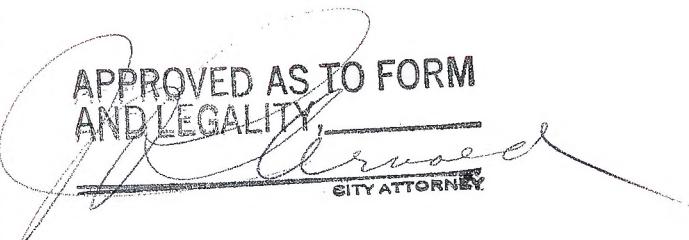
SUBJECT TO public roads upon and over the West 25 feet thereof occupied by the Oetting Road; and upon and over the Northeasterly border, 35 feet in width, occupied by the said Decatur Road and the right-of-way of the Fort Wayne & Springfield Railway.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.



-3-

APPROVED AS TO FORM
AND LEGALITY


Phillip M. Heyenwold
CITY ATTORNEY

PETITION TO REZONE BEFORE THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE, INDIANA

We, the undersigned, being the owners of more than fifty-one per cent (51%) of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from an R A District to a B-1B District, the real estate described as follows, to-wit:

Of the Northwest Fractional Quarter of Section 31, Township 30 North, Range 13 East, Allen County, Indiana, THAT PART lying Northeastward of the right-of-way of U. S. Highway Nos. 27 and 33 and thereby bounded as in Deed Record 492, page 272, and Deed Record 492, pages 588-589, recorded; and Southwestward of the right-of-way of the public highway known as the Decatur Road and of the Fort Wayne & Springfield Railway Company and the Fort Wayne and Decatur Traction Company, as in Deed Record 319, page 166, recorded, and thereby bounded;

EXCEPTING therefrom the 3 acres Tract conveyed as in Deed Record 19, page 610, recorded, and by its South boundary defining the Northerly boundary of the Subject Tract; ALTOGETHER by metes & bounds described as follows, to-wit:

Commencing at the South corner of the aforementioned Exception, on the Range line, between Ranges 12 and 13 at a point situated 1020 feet, more or less, South of the Northwest corner of the Fractional Quarter Section aforesaid; thence running North 68 degrees East (7.60 chains = 501.6 feet) 550 feet, more or less, to the presently existing centerline of the said Decatur Road; thence Southeastward by a deflection right of 71 degrees to the long chord of a 2 degrees 45 minute, more or less, curve right along said Road centerline, a distance of 450 feet, more or less, to a point of tangency; thence continuing South 27 degrees East along said Road centerline on a line tangent to the preceding curve, a distance of 1080 feet, more or less; thence Southwestward by a deflection right of 60 degrees 30 minutes, more or less, a distance of 200 feet, more or less, to the Northeasterly right-of-way line of said U. S. Highway Nos. 27 and 33, as in Deed Record 492, page 272, and pages 483, 592, recorded; thence Northwestward along the aforesaid right-of-way line as situated 87 feet radially distance extrorsely concentric to a 0 degree 56 minute centerline curve left, a distance of 903.0 feet, more or less, to a point of tangency; thence continuing Northwestward along the said right-of-way line parallel to and 87 feet Northeasterward of the line tangent to the foregoing curve, a distance of 400.0 feet, more or less, to a point situated 100 feet, more or less, East of the Range line initially referred to; thence Northwestward, a distance of 300 feet, more or less, to a point situated 25 feet East of the said Range line; thence Westward on a line normal to the said Range line, a distance of 25 feet; thence Northward on and along the aforesaid Range line, a distance of 265 feet, more or less, to the place of beginning; Containing 17.53 acres of land;

SUBJECT TO public roads upon and over the West 25 feet thereof occupied by the Getting Road; and upon and over the Northeasterly border, 35 feet in width, occupied by the said Decatur Road and the right-of-way of the Fort Wayne & Springfield Railway.

We, the undersigned, do hereby give our consent to the above petition to rezone the property described therein from an RA District to a B-1B District.

Arthur J. Lange
ARTHUR J. LANGE

Mildred E. Lange
MILDRED E. LANGE

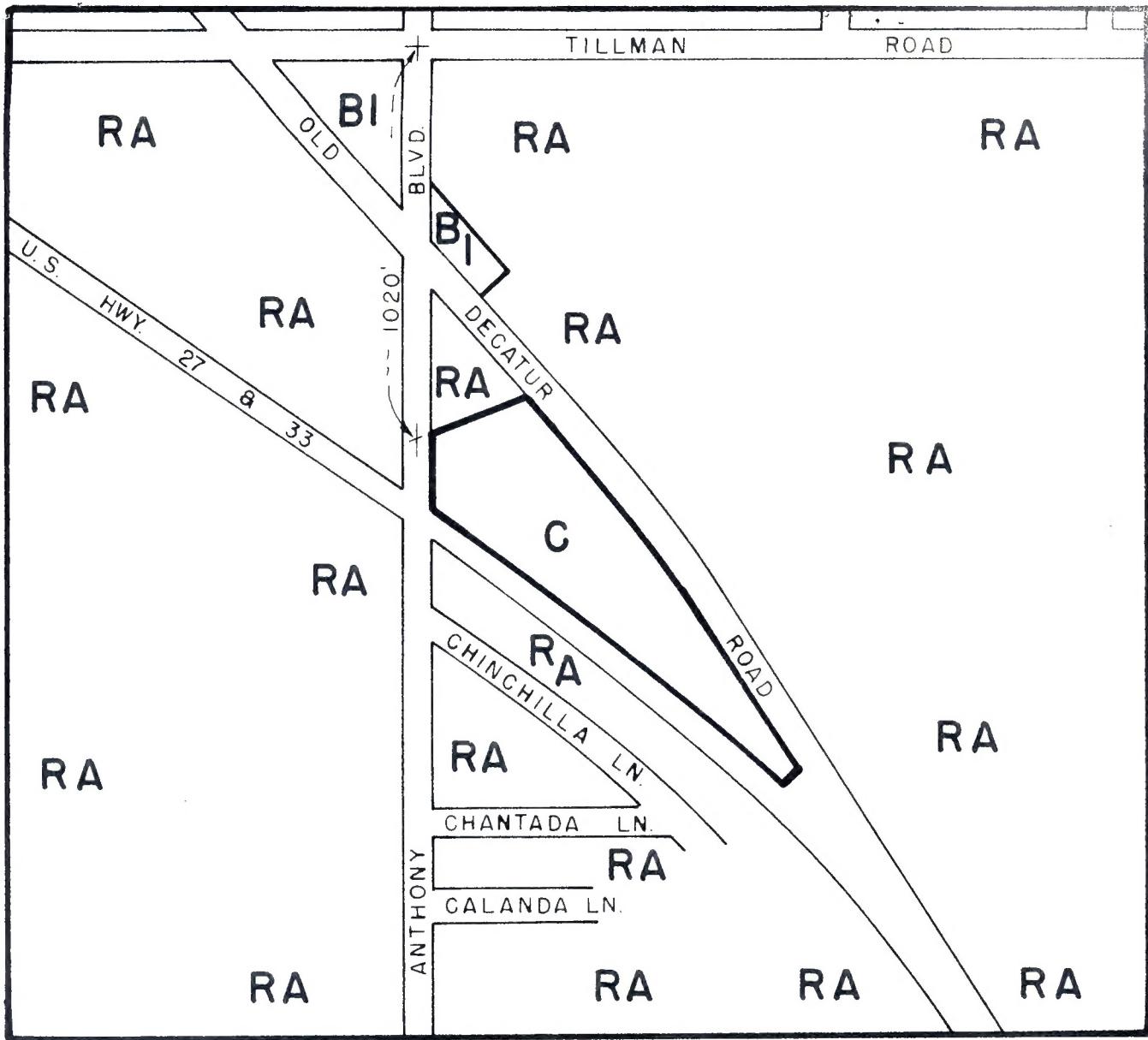
Clarence A. Lange
CLARENCE A. LANGE

Barbara A. Lange
BARBARA A. LANGE

Delores M. Hornick

Nelson A. Hornick

Wilma M. Lange



C - CHANGE FROM RA TO BIB



\$25⁰⁰

April 27 1967 No.

RECEIVED OF

Mr. and Mrs. Lester
2 Matthew

Twenty Five and ~~One~~ DOLLARS

Be given RA to Q-10

By T. H. Mc Kethan

RESOLUTION RECOMMENDING INTRODUCTION OF ORDINANCE

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on May 23, 1967, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-67-05-28; and,

WHEREAS, Bill No. Z-67-05-28 proposes to reclassify from an "RA" District to a "B1B" District, the real estate described as follows, to-wit:

17.53 acres of land located between Old Decatur Road and U. S. Highway #27 and east of Anthony Boulevard.

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 17, 1967; and,

WHEREAS, this Plan Commission finds that in the interest of the public and the spirit of the Zoning Ordinance, said proposal to rezone could be improved by establishing a "B2" Shopping Center Symbol at the intersection of center line of Anthony Boulevard with center line of Decatur Road; and,

WHEREAS, the City Plan Commission does not have the authority to amend an ordinance;

NOW THEREFORE, BE IT RESOLVED that a substitute ordinance be introduced in the Common Council to establish a "B2" Shopping Center Symbol at the intersection of the center line of Anthony Boulevard with the center line of Decatur Road.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the regular meeting of the Fort Wayne City Plan Commission held September 25, 1967.

Certified and signed this
2nd day of October 1967.

Mary Ann Haynie
Secretary

Bill No. Z-67-05--28

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance amending the City of Fort Wayne Zoning Map No. D-16,

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance PASS. Be struck from the record.

PHIL A. STEIGERWALD, Chairman

HERBERT G. TIPTON, Vice-Chairman

VERLIN H. BUCHANAN

JOHN H. ROBINSON

JACK K. DUNIFON,

CONCURRED IN

DATE 10-10-67 FUAD G. BONAHOOM CITY CLERK

Read the first time in full and on motion by Steigerwald seconded by Buchanan and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (~~and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on~~ the _____ day of _____ 196_____, at _____ o'clock P.M., E.S.T.)

Date: 10-10-67

Wallace Mayor
CITY CLERK

Read the third time in full and on motion by _____ seconded by Ho Ho G and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES _____, NAYS _____, ABSTAINED _____, ABSENT _____ to-wit:

Buchanan

Dunifon

Fay

Hinga

Nuckols

Robins on

Rousseau

Steigerwald

Tipton

Date 10-10-67

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(Zoning Map)(General)(Annexation)(Special)(Appropriation) Ordinance (Resolution) No. _____
on the _____ day of _____, 196_____.
ATTEST: (SEAL)

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day
of _____, 196_____, at the hour of _____ o'clock _____.M., E.S.T.

CITY CLERK

Approved and signed by me this _____ day of _____, 196_____,
at the hour of _____ o'clock _____.M., E.S.T.

MAYOR